

Downtown Code Amendments

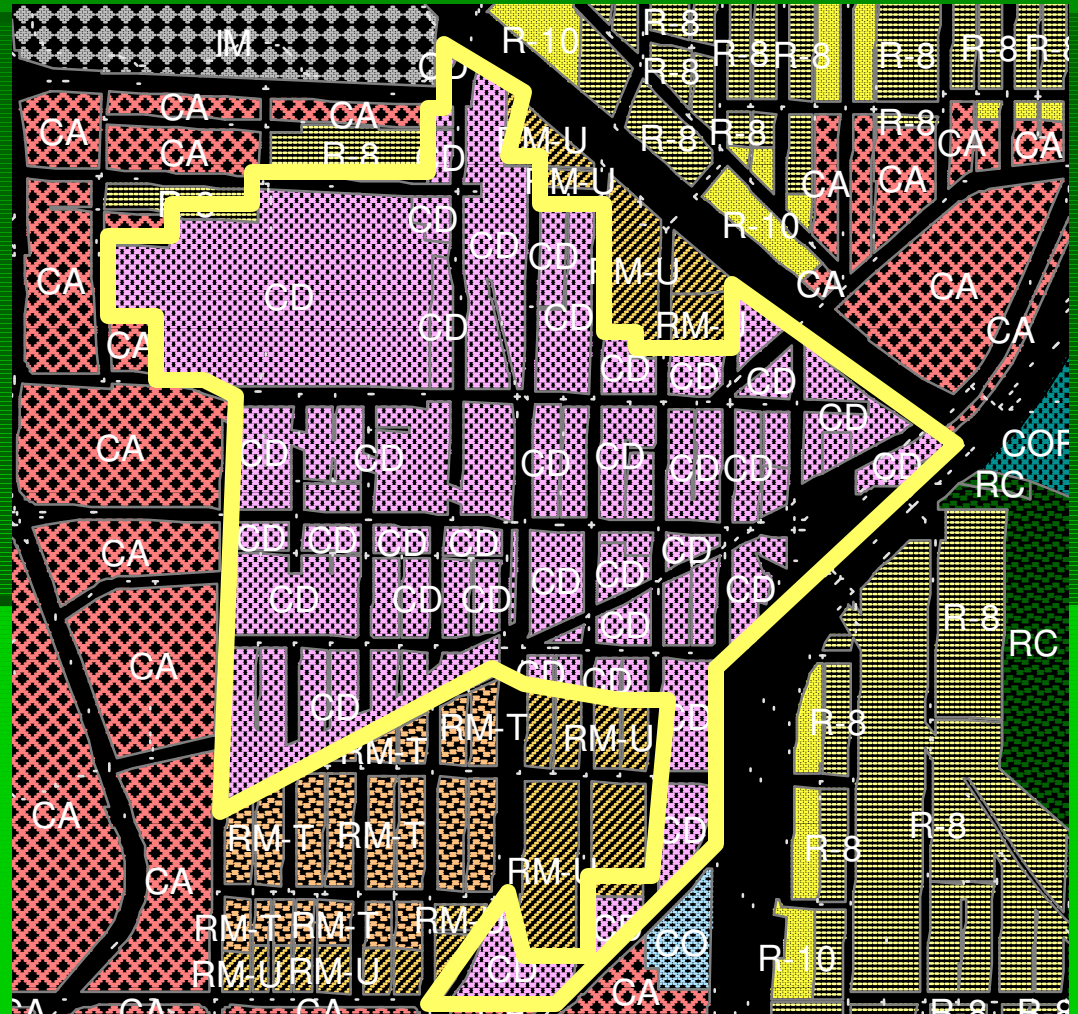
Planning Commission Briefing
December 12, 2007

Background

- Complex set of regulations in effect for the downtown area
- Enforcement and implementation is difficult
- Question of fairness

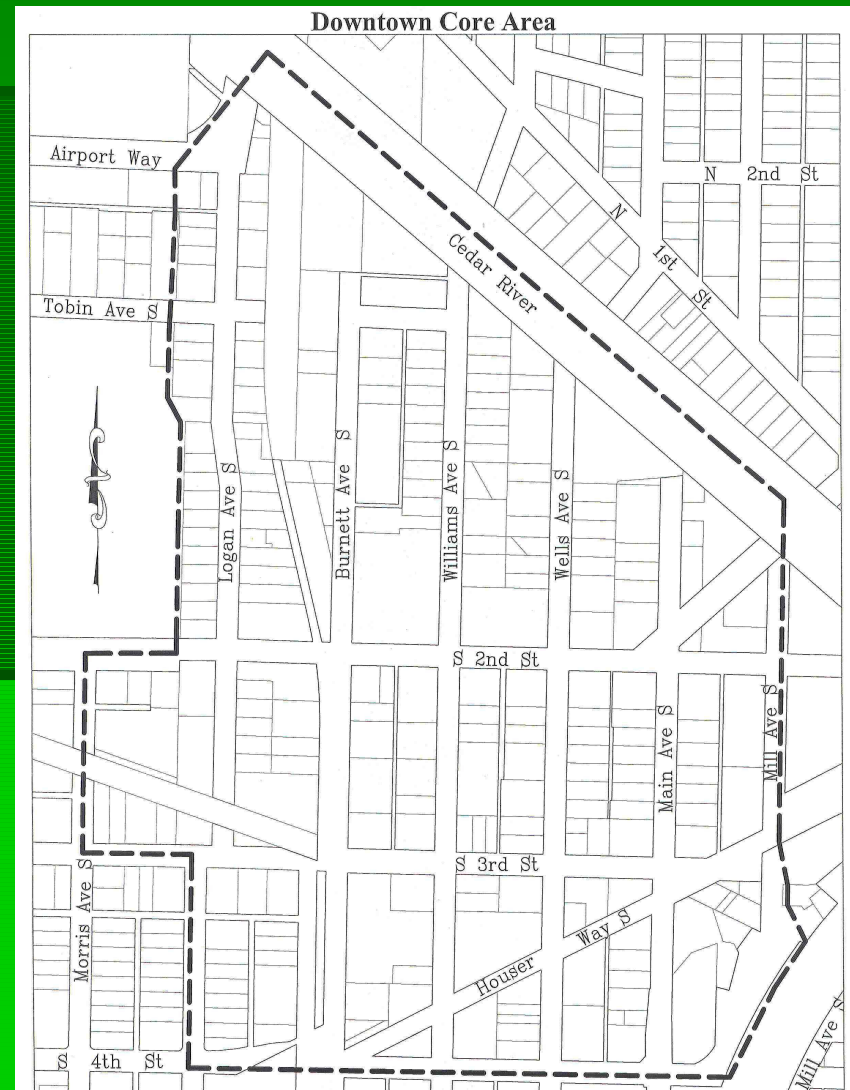
CD Zoning and Development Regulations

- Base area of analysis
- Contains the Downtown Core and Pedestrian District Overlay



Downtown Core Overlay

- More traditionally urban development standards than in the rest of the CD zone
- Overlay affects: lot coverage, setbacks, landscape, and parking location
- Also basis for parking standards in RMC 4-4-080



Pedestrian District Overlay

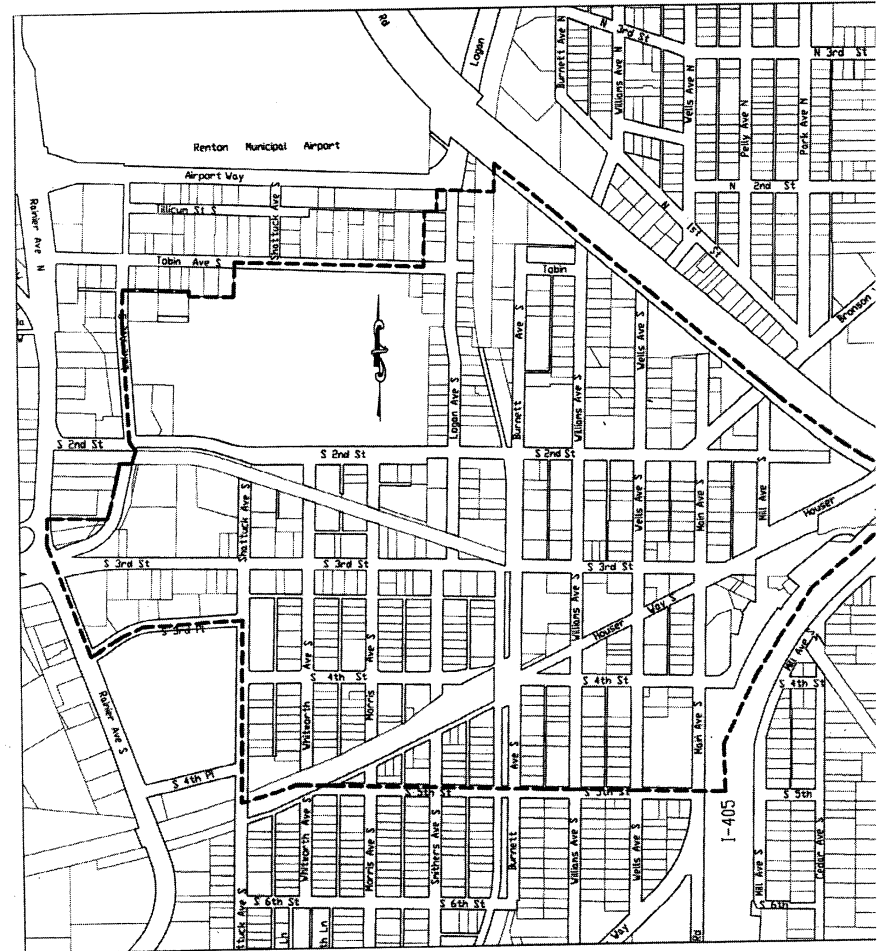
- This overlay limits ground floor uses for: various types of residential care facilities, parking garages, attached dwellings, and light manufacturing
- Strong staff support to keep this overlay



City Center Sign Regulations

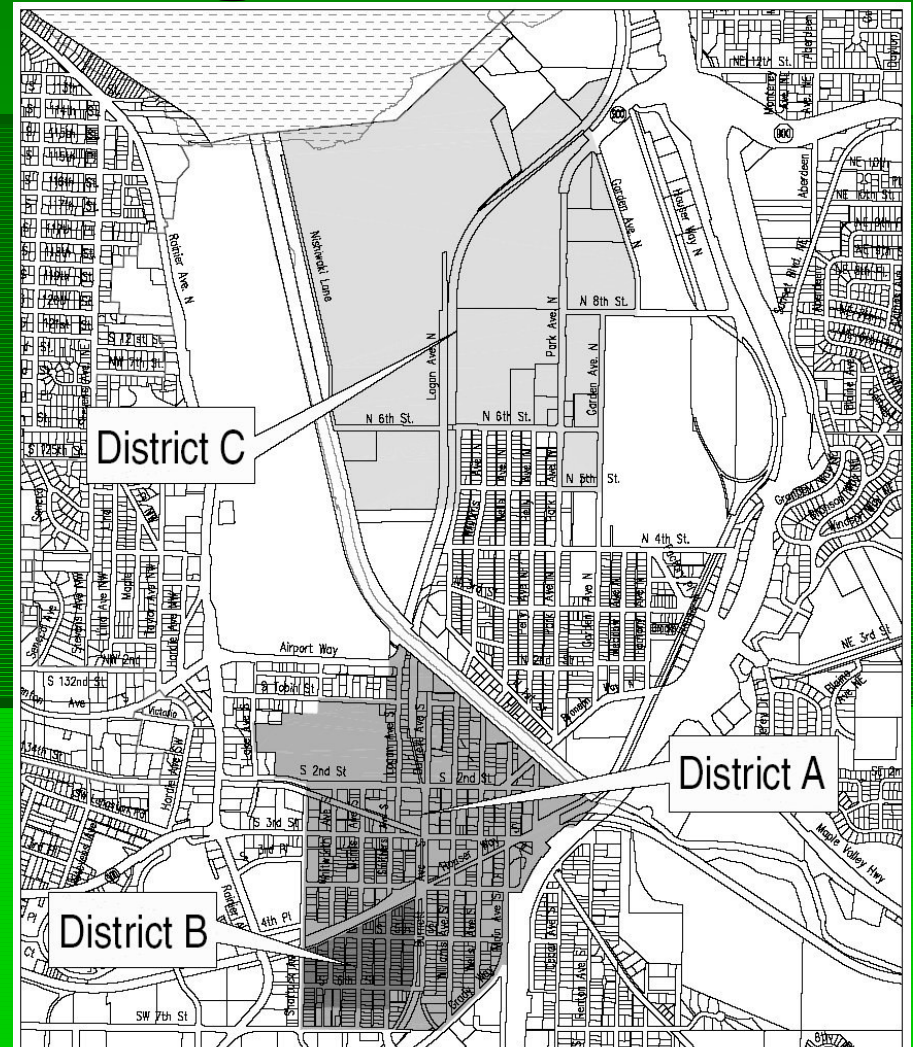
- City Center Sign Regulation Boundary includes areas outside of CD zone, and does not include areas within CD zone
- Not consistent with Design Regulations District 'A' boundary either

3. Map of CITY CENTER SIGN REGULATION BOUNDARIES:



Urban Design Regulations

- The entire CD zone is within District 'A'
- District 'A' may be a useful boundary to use to consolidate regulations for downtown



Urban Center Design Overlay District Map



Economic Development, Neighborhoods and Strategic Planning
Alex Pietrich, Administrator
G. Del Rouse
8 October 2003

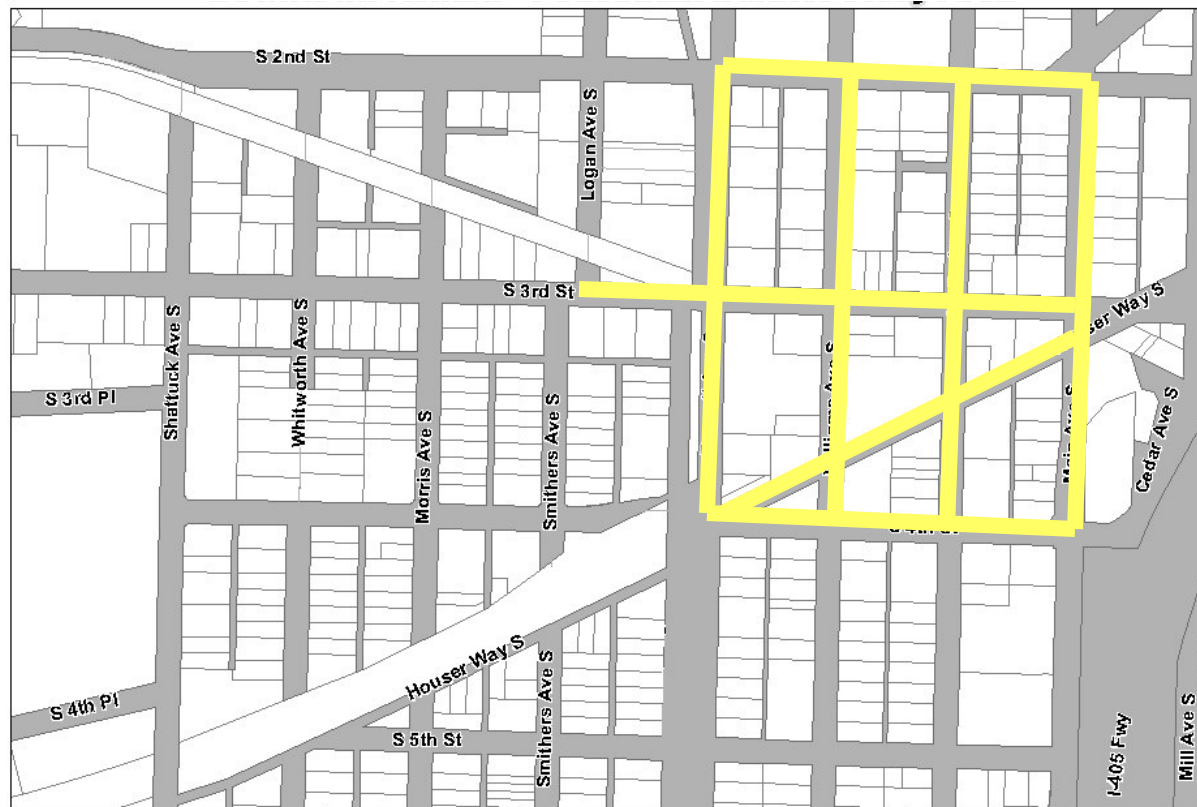
--- City Limits

Staff Recommendation

- Eliminate the Downtown Core Overlay and extend those standards to the entire CD zone
- Use Design District 'A' as the boundary for the City Center sign regulations
- Expand the Pedestrian District
- Allow commercial parking exemption

Proposed Pedestrian District Boundary

Proposed Pedestrian District- Downtown Renton



EDNSP

E. Conkling, Senior Planner
A. Johnson, Planning Tech

0 150 300 600 Feet



Comprehensive Plan Compliance- Urbanism

- Urban form and scale are preferred for the downtown in Objective LU-NN and Policies LU-211, LU-214
- LU-214 specifically directs the City to plan for urban scale infill, even if the market is not ready to support it
- Allowing suburban standards in the CD outside the downtown core does not comply

Comprehensive Plan Compliance- Parking

- Urban parking is clustered and structured, often off-site
- Objective LU-SS and Policies LU-235, LU-236, and LU-238 call for structured parking, joint parking arrangements, and a variety of alternatives to on-site, surface parking in the Urban Center Downtown

Comp Plan Compliance- Quality Environment

- Development standards should promote the efficient utilization of land and a high quality environment
- Objectives LU-VV and LU-WW and related policies tell the City to ensure a high quality physical and visual environment in the CD zone
- Community Design Element policies promote attractive features: streetscapes, landscaping, signage and lighting

Next Steps

- Planning Commission makes recommendation tonight
- Recommendation forwarded to Council for public hearing and adoption
- Staff is requesting a larger work program to conduct visioning and planning for the downtown

Simplifying regulation in the downtown would be an improvement over the status quo